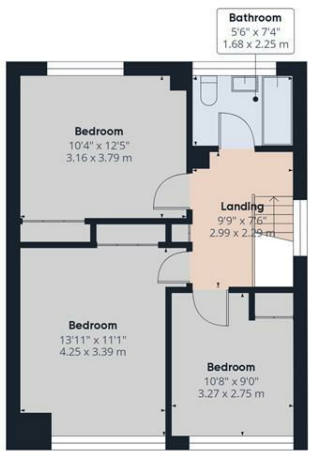




Malvern Road, Preston Grange



Ground Floor



Floor 1

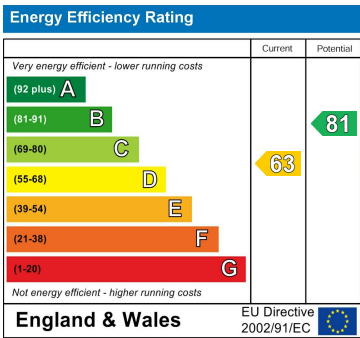
Approximate total area
1090.71 ft²
101.33 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £300,000

Description

SHOWING FANTASTIC POTENTIAL, THIS DECEPTIVELY LARGE THREE BEDROOM LINK DETACHED PROPERTY SITUATED IN THE POPULAR PRESTON GRANGE OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this well proportioned three bedroom link detached property, situated within this highly popular location of Preston Grange. Whilst in need of some modernising, this property shows great potential and offers good sized accommodation, private gardens, driveway parking and a garage.

Briefly comprising: Entrance hallway with stairs to the first floor. The open plan lounge/diner offers spacious accommodation as well as a dual aspect. The kitchen/breakfast room has a door out to the rear garden and to the garage.

To the first floor are three double bedrooms which all benefit from fitted wardrobes, providing additional storage. The bathroom comprises a bath, hand basin and W.C.

Externally to the rear is a private garden and to the front is a garden, driveway parking and a garage.

Preston Grange North Shields is a sought after residential area and has great road, rail links and bus routes to Newcastle city centre and surrounding towns. North Shields has a good array of local amenities and local shops, a short car ride you can make the most of the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants and cafes. Highly regarded schooling is nearby.

Entrance Hallway

W.C.

Living Room
14'3" x 12'9"

Dining Area
11'4" x 11'4"

Kitchen/Breakfast
17'10" x 8'1"

Bedroom One
13'11" x 11'1"

Bedroom Two
12'5" x 10'4"

Bedroom Three
10'8" x 9'0"

Bathroom
7'4" x 5'6"

W.C.

Externally
To the rear is a private garden and to the front is a garden, driveway parking and a garage.

Tenure
Freehold

